

TRANSFER  
TAX  
PAID

42-158

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

**006514**

That KIRKWOOD DEVELOPMENT, INC., an Oklahoma corporation authorized to do business in the State Maine, with a place of business at 29 Old Orchard Road, #48, Saco, Maine 04072 ("Grantor") for consideration paid by BRUCE K. BROWN, JR. whose mailing address is 6440 Avondale Drive, Suite 201, Oklahoma City, Oklahoma 73116 ("Grantee") the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee, its heirs and assigns forever, the following described premises:

A certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine, being bounded and described as follows:

Lot #7 of the Forest Park Subdivision, as shown on a plan entitled "Plan of Forest Park located in the city of Waterville, Kennebec County, Maine", dated April 21, 1987, and recorded in the Kennebec County Registry of Deeds in File #E-87056.

This conveyance is made subject to a Declaration of Protective Covenants of Forest Park by Kirkwood Development, Inc., as declarant dated May 12, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3346, page 320.

Meaning and intending to convey a portion of the premises conveyed to the Grantor hereby deed of R. Brent Cote, dated June 19, 1987 and recorded in said Registry in Book 3183, Page 98.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantees, their heirs and assigns, to them and their use and behoof forever.

AND Grantor does covenant with the said Grantee, its heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as set forth in Schedule A, that it has good right to sell and convey the same to the said Grantees to hold as aforesaid, that it and its successors and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons except as aforesaid.

IN WITNESS WHEREOF, Kirkwood Development, Inc. has caused this instrument to be executed by Bruce K. Brown, III, its Vice President, thereunto duly authorized this \_\_\_\_ day of April, 1990.

WITNESS:

KIRKWOOD DEVELOPMENT, INC.

Michelle Guerrette

By: Bruce K. Brown, IIIBruce K. Brown, III  
Its: Vice PresidentSTATE OF MAINE Kennebec  
COUNTY OF CUMBERLAND, SS.April 10, 1990

Then personally appeared the above-named Bruce K. Brown, III, Vice President of Kirkwood Development, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

Michelle Guerrette  
Notary Public/~~Attorney-at-Law~~

Print Name: Michelle Guerrette  
My Commission Expires: 5/7/96

RECEIVED KENNEBEC SS.

1990 APR 10 PM 2:00

WITEST: Harriet Ruth Moore  
REGISTER OF DEEDS